

## CITY OF SAINT MARYS COUNCIL WORKSESSION

MAY 2, 2011

**CALL TO ORDER**

A Council worksession of the City of Saint Marys was called to order by Mayor Sally Geyer on Monday, May 2, 2011 at 7:00 p.m. The meeting was held in the Council Room of City Hall, 11 LaFayette Street. Notice of this meeting was sent to Council on April 28, 2011, posted at City Hall, and published in the Daily Press.

**ROLL CALL**

Present: Mayor Sally Geyer, Bob Roberts, Daniel Hepner, Richard Dornisch, Dennis Nero, Richard Gabler, Jr., Manager David Greene and Zoning Officer Matthew Pfeufer. Steven Skok was excused.

**VISITORS**

Visitors included: Richard Sadley, Joe Frey, Delores Frey, Steve and Yvonne Michuck, Ned Jacob, and Mike Brock.

**APPROVAL OF MINUTES**  
April 18, 2011

Daniel Hepner made a motion to approve the minutes of April 18, 2011, seconded by Richard Dornisch, and all were in favor.

**CITIZEN COMMENTS ON AGENDA TOPICS**

There were no citizen comments on agenda topics.

**LEGISLATIVE ACTION**

There were no legislative action items on the agenda.

**TOPICS FOR DISCUSSION**  
Zoning Ordinance Amendment for Oil and Gas Development

Mayor Geyer directed Matthew Pfeufer to present the Zoning Ordinance Amendment for Oil and Gas Development information to Council.

Matthew Pfeufer, Zoning Officer

Matthew Pfeufer, Zoning Officer and Oil and Gas Subcommittee member, explained the Planning Commission approved the amendment at their April 19<sup>th</sup>, 2011 meeting. The amendment is essentially the same as was presented to Council at the Joint Meeting with the Planning Commission on March 29<sup>th</sup>, 2011. Mr. Pfeufer presented a summary of the information.

- Oil and Gas wells are permitted via conditional use approval in the Rural Conservation, Industrial and Limited Industrial zoning districts
- Supporting facilities such as compressor stations and processing plants are included under the same regulations
- A new section has been added under Part 4, Section 459 Oil and Gas Development, which contains the specific application requirements and minimum standards
- The amendment does not differentiate between shallow or deep wells

Council had a lengthy discussion which included the following:

The Water Authority having separate regulations for the feeder streams and springs that supply the City's watershed.

Control of watershed problems by the Commonwealth and the Department of Environmental Protection.

The Oil and Gas Act and its ability to prevent problems.

## CITY OF SAINT MARYS COUNCIL WORKSESSION

MAY 2, 2011

The legality of the amendment.

The ability to make the amendment flexible for unforeseeable problems in the future.

A qualified consultant to review the amendment.

Matthew Pfeufer commented Conditional Use would be the most stringent process to use. The applications would be reviewed by the Planning Commission and approved by Council. Conditional Use allows flexibility.

The Planning Commission was still looking into an overlay zoning district to address watershed concerns.

Councilman Hepner stated his concerns regarding the minimum lot size requirement of 10 acres, which was the same for vertical or horizontal drilling.

Matthew Pfeufer commented conditional use could address the minimum lot size issue.

## CITIZEN COMMENTS ON NON-AGENDA TOPICS

Mike Brock

Mike Brock questioned what the next step was regarding the Zoning Ordinance Amendment and Councilman Hepner responded the items addressed at tonight's meeting should be presented to the Planning Commission for their review and Council agreed. Mr. Brock also questioned if hiring a consultant would be necessary to review the amendment.

Steve Michuck

Steve Michuck stated he provided the letter to the City Solicitor that was requested and has had no response. He questioned if the City was reviewing the budget on a monthly basis and the Manager and Mayor responded yes. He also questioned if the City was paying co-pays and deductibles for the employee's medical insurance and the Manager responded no.

## COUNCIL COMMENTS

Mayor Geyer thanked Matthew Pfeufer, Zoning Officer, for the information he provided.

## ANNOUNCEMENTS

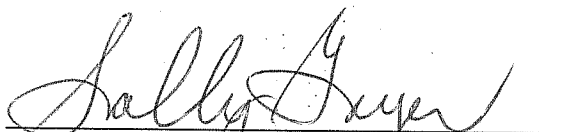
Mayor Geyer made the following announcements:

- The next Council meeting will be Monday, May 16, 2011 at 7:00 p.m. at City Hall.
- An Executive Session will be held immediately following adjournment of tonight's meeting regarding legal matters.

## ADJOURNMENT

Bob Roberts made a motion to adjourn the meeting.

  
Recording Secretary

  
Mayor